

HOUSING PROGRAMS

Housing Policies	Implementation Programs	Time Frame	Responsible Bodies	Funding Source
<p>Housing Policy #12, Conservation and Rehabilitation - Extension of mortgage credit for rehabilitation loans by private sector lending institutions should be fostered.</p> <p>Housing Policy #14, Low/Moderate Income Housing - The City should stimulate the production of very low-, low- and moderate-income housing by appropriately utilizing State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs authorized by law.</p>	Continue to provide investors in low income housing the use of tax credits to reduce their federal and state income taxes.	Ongoing; 2-3 projects annually	Department of Housing	Low Income Housing Tax Credits (LIHTC)
	Continue to provide tax-exempt financing for construction and acquisition/rehabilitation of rental projects in which a minimum of 20% of the units must be very low-income or a minimum of 40% of the units must be low-income. Outcomes: FY 2000-01, 8 projects/735 affordable units were funded	Ongoing; 10 projects/800 affordable units annually	Department of Housing	California Debt Limit Allocation Committee; Tax-Exempt Mortgage Revenue Bonds
	Continue to provide funding for rehabilitation, new construction financing and non-profit capacity building Outcomes: FY 2000-01, funded the construction of 132 very-low income and 303 extremely low-income units	Ongoing	Department of Housing	HOME Program Funds
	Continue to provide grants for renovation or conversion of buildings for use as emergency shelters for homeless and provision of essential services to the homeless Outcomes: FY 2000-01, the City received \$443,000 in funding, which was allocated to 13 non-profit organizations.	Ongoing	Department of Housing	Emergency Shelter Grants Program
	Continue to provide construction financing for single-family units and permanent financing for multi-family units Outcomes: Between 1996-2001, CHFA funding was used to fund 1,105 low-and very low-income units.	Ongoing	Department of Housing	California Housing Finance Agency (CHFA)

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Housing Policy #15, Low/Moderate Income Housing - The City should foster the production of housing to serve the "starter" housing market through mortgage revenue bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.	Continue to provide funding to low- and very-low income households to become or remain homeowners through three types of assistance.	Ongoing	Department of Housing	CalHOME Program
	Continue to provide deferred payment home loans to assist San Jose public school teachers . The City provides deferred payment loans up to \$40,000. The funds are combined with borrower funds, private lender loans and assistance from other agencies to enhance to teacher's ability to buy a home in San Jose. Outcomes: As of October 2001, 163 teachers were assisted.	Ongoing	Department of Housing	Low- and Moderate-Income Housing Fund
Housing Policy #29, Administrative - The City should, as a matter of policy, support legislation at the State and Federal levels that: (1) furthers the City's objective of conserving and rehabilitating the existing housing stock, (2) provides for the greatest local autonomy in the administration of State and Federal housing programs, (3) encourages and facilitates private sector investment in housing affordable to households of extremely-low, very low-, low- and moderate-income, particularly rental housing, and (4) encourages the production of low-cost housing for families with children.	Research legislation to amend features of the CalHOME program in order to be more useful in San Jose.	Ongoing	Department of Housing	Low and Moderate-Income Housing Fund
	Consider supporting legislation to expedite the process of making State-owned surplus land available for affordable housing development. Outcomes: Five sites are in the acquisition process	Ongoing	Department of Housing	Low- and Moderate-Income Housing Fund

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Housing Policy #23, Rental Housing Supply - Construction of new affordable rental housing units should be fostered by incentives which include the leveraging of local, state and new federal funds.	Continue to provide funding for rehabilitation, new construction, and rental projects for group homes, independent living and care facilities Outcomes: Since 1990, San Jose has funded only one Section 811 project (Casa de los Amigos SRO).	Ongoing	Department of Housing	Section 811: Supportive Housing for Persons with Disabilities
	Continue to provide rehabilitation and new construction financing for rental projects Outcomes: Since 1990, San Jose has funded three Section 202 projects (Jardines Paloma Blanca, Girasol, Golondrinas)	Ongoing	Department of Housing	Section 202
Housing Policy #1, Distribution - The City encourages a variety and mix in housing types to provide adequate choices for housing to persons of all income levels in San Jose. Where appropriate, implementation of this policy in large-scale development projects should be considered.	Research opportunities for property acquisition of public-agency surplus land on a project-by-project basis	Ongoing	Department of Housing	Low- and Moderate-Income Housing Fund
Housing Policy #14, Low/Moderate Income Housing - The City should stimulate the production of very low-, low- and moderate-income housing by appropriately utilizing State and Federal grant and loan programs, City Redevelopment 20% tax increment funds, mortgage revenue bonds, and such other local programs authorized by law.	Continue to examine the feasibility of obtaining new sources of funding and leveraging of existing public funds for low and moderate income housing.	Ongoing	Department of Housing	Low- and Moderate-Income Housing Fund

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Housing Policy #15, Low/Moderate Income Housing - The City should foster the production of housing to serve the "starter" housing market through mortgage revenue bonds, Mortgage Credit Certificates and other low and moderate-income housing programs.	Outcomes: On June 21, 2001, the City Council committed to establishing a task force that will focus on identifying new sources of funding for affordable housing.	June 2001	City Council	
	Outcomes: The Department of Housing retained a consultant to complete a study outlining several alternative sources that may be utilized in the future years for affordable housing. The study was completed in November 2001.	November 2001	Department of Housing	Low- and Moderate-Income Housing Fund
	Continue to provide assistance , including information on the availability, price and location of comparable housing, relocation payments and other referral and counseling services Outcome: New development in the downtown has resulted in over 200 households being successfully relocated - of that, 12 households were able to become first-time homebuyers.	Ongoing	City and Redevelopment Agency	Tax Increment Financing
	Using the Redevelopment Agency's 20% Set-Aside monies, continue to provide affordable housing	Ongoing	Redevelopment Agency, Department of Housing	Tax Increment Financing
Balanced Community Policy #2 - Varied residential densities, housing types, styles, and tenure opportunities should be equitably and appropriately distributed through the community and integrated with the transportation systems, including roads, bicycle and pedestrian facilities. Higher densities are encouraged near passenger rail lines and other major transportation facilities to support the use of public transit.	Housing Opportunity Study (HOS) - Identify vacant and underutilized sites within San Jose's Transit-Oriented Development Corridors to facilitate higher density and mixed-use development opportunities - propose General Plan amendments and rezoning program	June 2003	Department of Planning, Building and Code Enforcement	General Fund

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<p>Residential Land Use Policy #22 - High density residential and mixed residential/commercial development located along transit corridors should be designed to: Create a pleasant walking environment to encourage pedestrian activity, particularly to the nearest transit stop; maximize transit usage; allow residents to conduct routine errands close to their residence; integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; use architectural elements or themes from the surrounding neighborhood; ensure that building scale does not overwhelm the neighborhood.</p>	<p>Identify HOS III sites within the southern portion of the Capitol Avenue/Expressway and Winchester TOD Corridors and other infill opportunities in the City</p>	<p>June 2003</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>
<p>Residential Land Use Policy # 3 - Higher residential densities should be distributed throughout the community. Locations near commercial and financial centers, employment centers, the light rail transit stations and along bus transit routes are preferable for higher density housing. There are a variety of strategies and policies in the General Plan that encourages the construction of high density housing and supportive mixed uses. For example, the Housing Initiative and Transit-Oriented Development Corridor Special Strategy Areas encourage high density housing and mixed use development in close proximity to existing and planned transit routes. In addition, residential development located within 2,000 feet of a planned or existing rail station should occur at the upper end of the allowed density ranges and should typically be at least 25 DU/AC unless the maximum density allowed by the existing land use designation is less than 25 DU/AC.</p>	<p>Complete rezoning of HOS III sites</p>	<p>June 2003</p>	<p>Department of Planning, Building and Code Enforcement</p>	<p>General Fund</p>

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	Complete Transit-Oriented Development guidelines to assist the development community	June 2003	Department of Planning, Building and Code Enforcement	General Fund
	Outcomes: In February 2001, the City Council approved General Plan amendments on 14 sites as part of the Housing Opportunity Study - Phase I. The change in land use designations yields approximately 5,000 units above existing General Plan designations.	February 2001	Department of Planning, Building and Code Enforcement	General Fund
	Outcomes: Phase II of the HOS is currently in process. Nine sites have been identified along the Santa Clara Street/Alum Rock Avenue and West San Carlos Street/Stevens Creek Boulevard TOD Corridors. Four sites were approved by the City Council in May 2002, yielding approximately 2,200 units above existing General Plan land use designations. The remainder of the sites is anticipated to be heard by the City Council in December 2002.	December 2002	Department of Planning, Building and Code Enforcement	General Fund
	Review and evaluate development controls and regulations, development and building standards, development policies and processing procedures to ensure that they are consistent with and are effectively implementing the Housing and other policies of this Plan			
	Evaluate the Development Review Process through the Process Improvement Team	Ongoing	Department of Planning, Building and Code Enforcement	General Fund
	Evaluate the Discretionary Alternate Use Policies for use in the conventional zoning districts	2003	Department of Planning, Building and Code Enforcement	General Fund

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	Review and update the Residential Design Guidelines	2003	Department of Planning, Building and Code Enforcement	General Fund
	Evaluate the General Plan amendment multiple cycle process	December 2002	Department of Planning, Building and Code Enforcement	General Fund
	Continue to meet convene Developer's Roundtable meetings to disseminate information and receive feedback	Ongoing	Department of Planning, Building and Code Enforcement	General Fund
	Update the Level of Service Policy to account for various modes of transportation	2003	Department of Transportation; Department of Planning, Building and Code Enforcement	General Fund
	Review and modify the Zoning Ordinance, specifically the multi-family zoning districts to allow for higher density projects	2003	Department of Planning, Building and Code Enforcement	General Fund
	Review the Reasonable Accommodation section of the Municipal Code to ensure compliance with Government Code Section 65583 (a) (4)	2003	Department of Planning, Building and Code Enforcement	General Fund
	Review and modify the General Plan Land Use/Transportation Diagram General Commercial designation to allow for mixed-use developments consistent with the CP zoning district and Conditional Use Permit process.	2003	Department of Planning, Building and Code Enforcement	General Fund

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	Revise the density ranges for the Medium High Density Residential from 12-25 DU/AC to 17-30 DU/AC and High Density Residential from 25-50 DU/AC to 31-50 DU/AC land use categories in the General Plan.	June 2003	Department of Planning, Building and Code Enforcement	General Fund
	Continue to work with communities throughout San Jose to create community plans as part of the Strong Neighborhoods Initiative Outcomes: As of June 2002, 13 SNI plans have been adopted by the City Council and 7 more plans are in process	June 2003	Department of Planning, Building and Code Enforcement	CDBG; General Fund
	Continue to implement action items, such as rehabilitation of housing units, through the Strong Neighborhoods Initiative efforts.	Ongoing	Department of Housing; Redevelopment Agency; Parks, Recreation and Neighborhood Services	CDBG; General Fund